



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Redevelopment Commission

DATE: 7/28/2025 at 4:00 PM

**ADDRESS: Fishers Municipal Center, Nickel Plate Conference Room, 3rd floor,
1 Municipal Drive, Fishers, IN 46038**

See the list of board members at [FishersIN.gov/RevelopmentCommission](https://fishersin.gov/RevelopmentCommission).

1. Executive Session

- a. To conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects under Indiana Code § 5-14-1.5-6.1(b)(4)

2. Call to Order

3. Confirmation of Quorum and Proper Notice of Meeting

4. Approval of Previous Minutes

- a. RDC Minutes 7/21/25 - DRAFT

5. Consent Agenda

6. Public Hearings

- a. **Preceded by a Public Hearing - RESOLUTION FRC 01R072825 SR 37 Phase II Project - OF THE FISHERS REDEVELOPMENT COMMISSION MAKING PRELIMINARY DETERMINATION TO ENTER INTO AN AMENDMENT TO LEASE WITH THE FISHERS REDEVELOPMENT AUTHORITY AND APPROVING MATTERS RELATED THERETO**

7. New Business

- a. **Resolution FRC 02R072825 Release of certain real property from a taxpayer**

agreement and mortgage relating to the Saxony Project

8. Meeting Adjournment

CITY OF FISHERS REDEVELOPMENT COMMISSION (FRC) MEETING MINUTES
FISHERS MUNICIPAL CENTER- NICKEL PLATE CONFERENCE ROOM
July 21, 2025

EXECUTIVE SESSION – Executive Session was held

REGULAR MEETING:

Mr. Johnson called the Regular meeting to order at 4:10 p.m. A quorum and proper notice of the meeting were confirmed.

FRC members present: Brad Johnson, Anderson Schoenrock, Damon Grothe and Dan Canan. Tony Bonacuse was not present. Bryan Rausch was present.

Others present: Megan Baumgartner, Rob Mc Murray, Jennifer Messer, Lucas Smith, Kay Prange, Lisa Bradford, Sue Follmar, and Matthew Branz.

Consent Agenda: Mr. Grothe made a motion to approve the minutes of the June 9, 2025 meeting, seconded by Mr. Schoenrock. Motion approved, 4-0.

Approval of Claims: Mr. Grothe made a motion to approve the 7/21/25 Claims, seconded by Mr. Canan. The Motion was approved, 4-0.

1. **(Preceded by Public Hearing) RESOLUTION FRC 01R072125 OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION MODIFYING AND CONFIRMING A DECLARATORY RESOLUTION ESTABLISHING THE GRAY EAGLE ECONOMIC DEVELOPMENT AREA AND RELATED ALLOCATION AREAS IN THE CITY OF FISHERS, INDIANA, AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA**

Megan Baumgartner presented the Resolution dedicating both areas of Gray Eagle- Golf Course, and Multi-family, to the Economic Development Area.

Mr. Johnson opened the Public Hearing.

Matthew Branz (9446 Ashlake Ln.)- spoke. He had sent comments through the Public Comment page of the Fishers Website which did not reach City Employees or Members. He disagrees that the Golf Course is a significant asset deserving of an EDA. There was only one day to consider the documentation. Neighbors do not want multi family, this is the wrong category of improvement. For the Record, Mr. Branz’s comments are below.



PublicMeetingCom
mentForm_Data (1).r

Jennifer Messer stressed that this is not a tax abatement. Anderson Schoenrock was on the 2040 Plan Committee and he agrees with the project. Mr. Johnson closed the Public Hearing. After much discussion, Mr. Johnson asked for a Motion.

Mr. Schoenrock made a Motion to approve, seconded by Mr. Canan. The Motion was approved, 4-0.

2. **A RESOLUTION FRC 02R072125 OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES FROM THE GRAY EAGLE GOLF COURSE ALLOCATION AREA TO THE PAYMENT OF ECONOMIC DEVELOPMENT REVENUE BONDS OF THE CITY OF FISHERS (SERIES 2025B BONDS)**

Megan Baumgartner explained that this Resolution pledges certain tax revenue to the 2025B Bonds. All risk is on the developer.

Mr. Johnson asked for a Motion.

Mr. Schoenrock made a Motion to approve, seconded by Mr. Grothe. The Motion was approved, 4-0.

3. **A RESOLUTION FRC 03R072125 OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES FROM THE GRAY EAGLE MULTI-FAMILY ALLOCATION AREA TO THE PAYMENT OF ECONOMIC DEVELOPMENT REVENUE BONDS OF THE CITY OF FISHERS (SERIES 2025C BONDS)**

Megan Baumgartner explained that this Resolution pledges certain tax revenue to the 2025C Bonds. All risk is on the developer.

Mr. Johnson asked for a Motion.

Mr. Schoenrock made a Motion to approve, seconded by Mr. Grothe. The Motion was approved, 4-0.

4. **(Preceded by Public Hearing) RESOLUTION FRC 04R072125 OF THE FISHERS REDEVELOPMENT COMMISSION MAKING PRELIMINARY DETERMINATION TO ENTER INTO TO AN AMENDMENT TO LEASE WITH THE FISHERS REDEVELOPMENT AUTHORITY AND APPROVING MATTERS RELATED THERETO for SR37 Phase II Project**

This was a public hearing only for the State Road 37 Lease financing structure. Lisa Bradford explained that the Ban is short-term financing. This is for permanent financing. No vote was taken on the resolution. A second hearing will take place at the July 28 meeting.

Mr. Johnson opened and closed the Public Hearing seeing no one from the Public to speak.

5. **(Preceded by Public Hearing) RESOLUTION FRC 05R072125 OF THE CITY OF FISHERS REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF A LEASE BETWEEN THE FISHERS REDEVELOPMENT AUTHORITY AND THE FISHERS REDEVELOPMENT COMMISSION AND RELATED MATTERS for the Community Center.**

Lisa Bradford explained that this is the Lease financing mechanism between the RDA and the RDC. If approved, this will move forward to Council tonight. There is no impact on the tax rate.

Mr. Johnson opened a Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Johnson asked for a Motion. Mr. Grothe made a Motion to approve, seconded by Mr. Canan. The Motion was approved, 4-0.

There was no new business.

The meeting adjourned at 4:40 p.m.

**Fishers Redevelopment Commission
Claim Docket 7/28/25**

Voucher #/ (APV#)	Inv. Date	Vendor	Description	Amount

Total \$0.00

7/28/2025

President, Redevelopment Commission Date

7/28/2025

Secretary, Redevelopment Commission Date

7/28/2025

Lisa Bradford, City Controller Date

**Fishers Redevelopment Commission
Consent Agenda Claims 7/28/25**

Pledge Realty	9/1/25-8/31/26 Rent	\$	300,000.00
Hamilton County Treasurer	15-14-01-02-01-027.001 Taxes	\$	3,942.80

\$ 303,942.80

RESOLUTION NO. FRC 01R072825

**RESOLUTION OF THE FISHERS REDEVELOPMENT COMMISSION
MAKING PRELIMINARY DETERMINATION TO ENTER INTO TO AN
AMENDMENT TO LEASE WITH THE FISHERS REDEVELOPMENT AUTHORITY
AND APPROVING MATTERS RELATED THERETO**

WHEREAS, the City of Fishers, Indiana (the “City”) has created the Fishers Redevelopment Commission (the “Commission”) to undertake redevelopment and economic development in the City in accordance with Indiana Code § 36-7-14 (the “Act”); and

WHEREAS, the Commission has given consideration to all or a portion of the financing of (A) refunding the outstanding City of Fishers Redevelopment Authority Lease Rental Revenue Bond Anticipation Notes, Series 2021 (State Road 37 Phase II Project), currently outstanding in the aggregate principal amount of \$6,460,000 (the “Refunding”); (B) all or a portion of the acquisition, design and construction of certain road and infrastructure projects related to improvements to State Road 37, including but not limited to the replacement of the signalized intersections of State Road 37 at 126th, 131st, 141st, and 146th Streets with grade separated interchanges, as well as the conversion of the signalized intersection at 135th Street to a right-in right-out configuration, and projects related thereto and (C) all or a portion of the acquisition of certain real property in each of the following areas within the City of Fishers, Indiana (the “City”): (i) north of 116th Street between Municipal Drive and Commercial Drive; (ii) south of 116th Street between the Nickel Plate Trail and Commercial Drive south to Morgan Drive; (iii) between Interstate 69 and Meadows Drive, south of Fishers Elementary School to Fishers Pointe Boulevard; (iv) in the vicinity of the area commonly known as the Fishers Life Science and Innovation park; (v) along the Allisonville Road corridor between 106th and 116th Street; (vi) along the Hague Road corridor from 96th Street to 106th Street, and (vii) in the area commonly known as The Crossing at Fishers District, the acquisition of real property in each of the foregoing areas within the City will be for the purpose of redevelopment and acquisitions in each such area are for separate and distinct projects and purposes from any acquisitions in another area identified above (collectively, the “Projects”); and

WHEREAS, the total cost of the Refunding and Projects including, but not limited to, costs of acquisition of real estate, construction of improvements, architects’ and engineers’ fees, consultants’ services, legal and financing expenses, certain expenses of operation of the Fishers Redevelopment Authority (the “Authority”) during construction, if any, capitalized interest, if any, and repayment of any funds advanced by the City or the Commission to meet preliminary expenses necessary to be paid prior to the issuance of bonds by the Authority, is not greater than Thirty Million Dollars (\$30,000,000); and

WHEREAS, pursuant to IC 6-1.1-20-3.1, if the Commission proposes to impose property taxes to pay lease rentals on any acquisition, construction, renovation, improvement, remodeling, alteration or expansion project, which is not excluded under IC 6-1.1-20-1.1, it must conduct two public hearings on the preliminary determination to proceed with such project prior to the Commission’s adopting any resolution making a preliminary determination to enter into a lease (or amendment to lease); and

WHEREAS, notice of said hearings have been given in accordance with Indiana law; and

WHEREAS, interested people have been given the opportunity to present testimony and ask questions concerning the Refunding and the Projects, and this Commission has heard public input at public hearings, held on July 21, 2025, and on the date hereof concerning the Project; and

WHEREAS, the Commission, being duly advised, finds that it is in the best interests of the City and its citizens for the purpose of financing, or reimbursing, all or any portion of the Refunding and the Projects, to enter into negotiations with the Authority to enter into an amendment to lease with the Authority, as lessor, amending a lease agreement, dated November 20, 2020 between the Authority, as lessor and the Commission, as lessee (such lease agreement as amended by the proposed amendment to lease, the "Lease"), for all or any portion of (i) Allisonville Road from Sunblest Boulevard to 146th Street and (ii) 106th Street from Hawthorne Ridge to Collingswood Road, in order to better serve the residents of the City; and

WHEREAS, the form of proposed Lease has been presented to the Commission at this meeting; and

WHEREAS, the Commission desires to approve the proposed Lease and publish notice of a public hearing and conduct a public hearing on the proposed Lease pursuant to IC 36-7-14-25.2; and

WHEREAS, after the public hearing the Commission may adopt a resolution pursuant to IC 36-7-14-25.2 authorizing the execution of the proposed Lease on behalf of the City if it finds that the service to be provided throughout the term of the proposed Lease will serve the public purpose of the City and is in the best interests of its residents, and that the Lease rentals provided for are fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE FISHERS REDEVELOPMENT COMMISSION, AS FOLLOWS:

1. The Commission hereby makes a preliminary determination that there exists a need for the Projects. Accordingly, the Commission hereby makes a preliminary determination that to the extent permitted by law, the Commission will take all of the necessary steps to enter into the Lease with the Authority pursuant to which the Authority and the Commission will finance all or any portion of the Refunding and the Projects. The Commission and the Authority will finance all or any portion of the Refunding and the Projects through one or more series of bonds and/or bond anticipation notes issued by the Authority (the "Bonds") and other funds of the District or the City. The Commission's lease payments under such lease will be payable from a special tax levied and collected by the Commission on all taxable property within the geographical boundaries of the City of Fishers Redevelopment District pursuant to Indiana Code § 36-7-14-27 (the "Special Benefits Tax"). The Commission may, but is not required to, pay the lease payments under the Lease from any other revenues legally available to the Commission. The proposed Lease will have a term no longer than twenty (20) years, commencing on the date of issuance of the Bonds.

2. The maximum estimated interest rate that will be paid in connection with the Bonds is seven percent (7.00%) per annum, the estimated interest rates that will be paid in connection with the Bonds are 3.20% to 6.40%, and the total estimated interest cost is \$20,279,665. Including

interest costs, the maximum annual lease rental to be paid by the Commission under the proposed Lease is \$2,875,000, and the maximum lease rental over the term of the Lease is \$57,500,000. The District's current debt service levy is \$11,395,830 and its current debt service rate is \$0.1152 per \$100 of assessed valuation. The estimated amount of the District's debt service levy and rate that will result during the following ten (10) years if the Commission enters into the Lease (considering any changes that may occur to the debt service levy and rate during that same period on account of any outstanding bonds or lease obligations that mature or terminate during said ten (10) year period) is as follows:

	Debt Service Levy (assuming the Commission does not enter into the Lease)	Debt Service Levy (assuming the Commission enters into the Lease)	Debt Service Rate (assuming the Commission does not enter into the Lease)	Debt Service Rate (assuming the Commission enters into the Lease)
2026	\$11,409,580	\$13,871,980	\$0.1153	\$0.1402
2027	\$11,416,040	\$13,882,240	\$0.1154	\$0.1403
2028	\$11,417,780	\$13,880,180	\$0.1154	\$0.1403
2029	\$10,863,310	\$13,329,510	\$0.1098	\$0.1347
2030	\$10,859,330	\$13,320,780	\$0.1097	\$0.1346
2031	\$9,799,630	\$12,256,330	\$0.0990	\$0.1239
2032	\$9,801,250	\$12,259,850	\$0.0990	\$0.1239
2033	\$9,066,250	\$11,531,500	\$0.0916	\$0.1165
2034	\$8,842,890	\$11,300,540	\$0.0894	\$0.1142
2035	\$7,845,100	\$10,300,850	\$0.0793	\$0.1041

If the Commission enters into the Lease, the estimated increase to the District's debt service levy over the debt service levy that would have been in place had the Lease not been entered into will be \$2,466,200 and the estimated increase to the District's debt service rate over the debt service rate that would have been in place had the Lease not been entered into will be \$0.0249 per \$100 of assessed valuation. The percent of the District's current annual debt service payments compared to the net assessed value of taxable property within the District is approximately 0.1212%, and the percent of the District's projected annual debt service payments if the Commission enters into the Lease compared to the net assessed value of taxable property within the District is approximately 0.1475%, which is 0.0263% above what the percent would have been had the Commission not entered into the Lease due to the roll off of other existing obligations. The percent of the District's outstanding long term debt, together with the outstanding long term debt of other taxing units that include any of the territory of the District, compared to the net assessed value of taxable property within the District is approximately 9.7021%.

3. A notice of the foregoing preliminary determination that to the extent permitted by law the Commission will take all of the necessary steps to enter into the Lease to finance all or a portion of the costs of all or a portion of the Refunding and Projects shall be given in accordance with Indiana Code § 6-1.1-20-3.1 and Indiana Code § 5-3-1. Owners of property located within the District or registered voters residing within the District who want to initiate a petition and remonstrance process against the proposed lease rental payments under the Lease must file a

petition that complies with Indiana Code § 6-1.1-20-3.1(b)(4) and (5) not later thirty (30) days after publication of the notice.

4. The Commission hereby approves the proposed Lease between the Authority and the Commission in the form presented at this meeting. The Commission hereby sets the public hearing on the Lease for a date and time to be determined by the President of the Commission, in the Fishers Municipal Center, One Municipal Drive, Fishers, Indiana. The Commission hereby authorizes the publication of a notice of the public hearing on the Lease pursuant to IC 5-3-1.

5. Any and all actions previously taken by any member of the Commission, the Controller of the City, or the Clerk of the City in connection with the foregoing preliminary determination, including, but not limited to, publication of the notice of the public hearing held in connection with such preliminary determination, be, and hereby are, ratified and approved.

6. This Resolution shall be in full force and effect immediately upon adoption.

DULY PASSED on this 28th day of July, 2025, by the Fishers Redevelopment Commission.

FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member

RESOLUTION NO. FRC 02R072825

**A RESOLUTION OF THE CITY OF FISHERS
REDEVELOPMENT COMMISSION APPROVING THE RELEASE OF SECURED
REAL ESTATE AND CERTAIN OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City of Fishers Redevelopment Commission (formerly the Town of Fishers Redevelopment Commission) (the “Redevelopment Commission”) has previously entered into a Taxpayer Agreement and Guaranty, dated as of December 23, 2009, and recorded in the Office of the Recorder of Hamilton County, Indiana on March 3, 2010 (the “Taxpayer Agreement”), among the Redevelopment Commission, the City of Fishers, Indiana (formerly the Town of Fishers, Indiana) (the “City”) and Interchanged Diversified, LLC (the “Taxpayer”); and

WHEREAS, in accordance with the Taxpayer Agreement, the Taxpayer has entered into a Real Estate Mortgage with respect to certain property (the “Secured Real Estate”), dated as of March 27, 2009 and recorded in the Office of the Recorder of Hamilton County, Indiana on June 4, 2009, as Instrument No. 2009033578 (the “Original Mortgage”), as amended by the First Modification of Real Estate Mortgage, dated as of December 23, 2009, and recorded in the Office of the Recorder of Hamilton County, Indiana on March 3, 2010, as Instrument No. 2010009655, between the Taxpayer and the City (the “First Modification of Mortgage”) (the Original Mortgage, as modified by the First Modification of Mortgage, collectively, the “Mortgage”); and

WHEREAS, Section 9(d) of the Taxpayer Agreement provides that the Taxpayer may request a release of a portion of the Secured Real Estate from the lien of the Taxpayer Agreement and the Mortgage, and that the City may consider in good faith, and in its sole discretion, such request for early release; and

WHEREAS, to provide for contemplated development, the Taxpayer desires to have released from the lien of the Taxpayer Agreement and the Mortgage certain real property (the “Released Property”) as described on Exhibit A of the Partial Release of Taxpayer Agreement and Guaranty from the City and the Redevelopment Commission, presented to the Redevelopment Commission on the date hereof (the “Partial Release”);

WHEREAS, the Redevelopment Commission has reviewed the Released Property and the Partial Release and in accordance with Section 9(d) of the Taxpayer Agreement, the Commission desires to release the Released Property and approve the execution of the Partial Release.

NOW, THEREFORE, BE IT RESOLVED by the City of Fishers Redevelopment Commission, that:

1. Pursuant to Section 9(d) of the Taxpayer Agreement, the Redevelopment Commission hereby agrees to release Released Property.
2. The President of the Redevelopment Commission is hereby authorized and directed, in the name and on behalf of the Redevelopment Commission, to execute and deliver the Partial Release, with such changes and modifications as such officer deems necessary or

appropriate to effectuate this Resolution, said President's execution thereof to be conclusive evidence of his approval of such changes.

3. The President of the Redevelopment Commission and other members of the Redevelopment Commission are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this Resolution.

4. This Resolution shall be in full force and effect from and after its adoption.

Adopted the 28th day of July, 2025.

CITY OF FISHERS REDEVELOPMENT
COMMISSION

President

Vice President

Secretary

Member

Member

DMS 48399197.1

PARTIAL RELEASE OF MORTGAGE

FOR VALUE RECEIVED, the Real Estate Mortgage (the “Mortgage”) granted by **INTERCHANGE DIVERSIFIED, LLC** (“Mortgagor”), in favor of **TOWN OF FISHERS, INDIANA** (“Mortgagee”), dated March 27, 2009, and recorded June 4, 2009, in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2009033578, as modified by the First Modification of Mortgage recorded March 3, 2010, as Instrument No. 201009644 is hereby released and satisfied solely as to the real estate described in the attached Exhibit A, attached hereto and made a part hereof, and the above-mentioned Mortgage shall remain in full force and effect as against all of the real estate described therein except the real estate herein released or heretofore released.

“MORTGAGEE”

**CITY OF FISHERS, INDIANA
(formerly Town of Fishers, Indiana)**

Dated: August ____, 2025

Scott Fadness, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public, in and for said County and State, personally appeared Scott Fadness, known to me to be the Mayor of the City of Fishers, Indiana, an Indiana municipality, who acknowledged the execution of the foregoing Partial Release of Mortgage on behalf of said municipality.

Witness my hand and Notarial Seal this ____ day of August, 2025.

[SEAL]

_____, Notary Public

My Commission Expires:

My County of Residence:

This instrument prepared by:

Dustin W. Meeks, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, Indiana 46204

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. /s/ *Dustin W. Meeks*

EXHIBIT A

Legal Description

Lot No. 2 of the Replat of Block HHH/III in Saxony Commercial District Phase 3, Secondary Plat, an Addition to the City of Fishers, as per plat thereof, recorded February 18, 2016 in Plat Cabinet 5, Slide 458, as instrument No. 2016006438, in the Office of the Recorder, Hamilton County, Indiana.

PARTIAL RELEASE OF TAXPAYER AGREEMENT AND GUARANTY

FOR VALUE RECEIVED, the Taxpayer Agreement and Guaranty entered into by **INTERCHANGE DIVERSIFIED, LLC**, an Indiana limited liability company (the “Taxpayer”) with **FISHERS REDEVELOPMENT COMMISSION**, and the **TOWN OF FISHERS, INDIANA**, dated December 23, 2009, and recorded March 3, 2010, in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2010009645, is hereby satisfied and released solely as to the real estate described in the attached Exhibit A, attached hereto and made a part hereof, and the above-mentioned Taxpayer Agreement and Guaranty shall remain in full force and effect as against all of the real estate described therein except the real estate herein released or heretofore released.

CITY OF FISHERS, INDIANA
(formerly Town of Fishers, Indiana)

Dated: August 12, 2025

Scott Fadness, Mayor

FISHERS REDEVELOPMENT COMMISSION

Dated: August 12, 2025

By: _____

Printed Name: _____

Its: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public, in and for said County and State, personally appeared Scott Fadness, known to me to be the Mayor of the City of Fishers, Indiana, an Indiana municipality, who acknowledged the execution of the foregoing Partial Release of Taxpayer Agreement and Guaranty on behalf of said municipality.

Witness my hand and Notarial Seal this _____ day of August, 2025.

[SEAL]

_____, Notary Public

My Commission Expires:

My County of Residence:

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public, in and for said County and State, personally appeared Brad Johnson, known to me to be the President of the Fishers Redevelopment Commission who acknowledged the execution of the foregoing Partial Release of Taxpayer Agreement and Guaranty on behalf of said municipality.

Witness my hand and Notarial Seal this _____ day of August, 2025.

[SEAL]

_____, Notary Public

My Commission Expires:

My County of Residence:

This instrument prepared by:

Dustin W. Meeks, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, Indiana 46204

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. /s/ *Dustin W. Meeks*

EXHIBIT A

Legal Description

Lot No. 2 of the Replat of Block HHH/III in Saxony Commercial District Phase 3, Secondary Plat, an Addition to the City of Fishers, as per plat thereof, recorded February 18, 2016 in Plat Cabinet 5, Slide 458, as instrument No. 2016006438, in the Office of the Recorder, Hamilton County, Indiana.